

159.0

0006

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

674,200 /

674,200

USE VALUE:

674,200 /

674,200

ASSESSED:

674,200 /

674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WEBER JAY H/ TRUSTEE

Owner 2: WACHUSETT AVE RLTY TRUST

Owner 3:

Street 1: 191 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WEBER JAY H -

Owner 2: -

Street 1: 191 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	YELLOW			A Kits:		Rating:																	
View / Desir:				Fpl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1925	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	5	2	M										
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:		%		Total:	31	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	130.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES															
Insulation:	2 - Typical			Adj \$ / SQ:	171.990			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	70000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	363232																		
% Com Wall:		% Sprinkled:		Depreciation:	112602				Juris. Factor:		Before Depr:	171.99											
				Depreciated Total:	250630				Special Features:	0	Val/Su Net:	109.38											
									Final Total:	250600	Val/Su SzAd:	182.85											
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
Model:								Serial #:															
Year:								Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0006-0004.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	12X16	A	AV	1925	28.02	T	40	101			3,200			3,200					
2	Frame Shed	D	Y	1	3X9	A	AV	1960	0.00	T	40	101											
19	Patio	D	Y	1	10X10	A	AV	1970	6.00	T	39.2	101			400			400					
More: N	Total Yard Items:	3,600		Total Special Features:			Total:	3,600		AssessPro Patriot Properties, Inc													